

विकास योजना - बल्लारपूर
महाराष्ट्र प्रादेशिक व नगर रचना
अधिनियम १९६६ चे कलम ३१(१) नुसार
मंजूरी..


महाराष्ट्र शासन
नगर विकास विभाग

शासन निर्णय क्रमांक टिपीएस-२२०२/१२६०/प्र.क्र.२/२००४/नवि-९
मंत्रालय, मुंबई-३२, दि. १६ ऑगस्ट, २००५

शासन निर्णय :-

सोबतच्या अधिसूचना महाराष्ट्र शासनाच्या नागपूर विभाग राजपत्रात प्रसिध्द करण्यांत
याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,


(मनोहर भार्गवे)
कार्यासन अधिकारी

प्रति,
विभागीय आयुक्त, नागपूर विभाग, नागपूर.
संचालक नगर रचना, महाराष्ट्र राज्य, पुणे
उपसंचालक नगर रचना, नागपूर विभाग, नागपूर
जिल्हाधिकारी, चंद्रपूर
नगर रचनाकार, चंद्रपूर शाखा, चंद्रपूर
मुख्याधिकारी, बल्लारपूर नगर परिषद, बल्लारपूर जिल्हा चंद्रपूर
व्यवस्थापक, शासकीय मुद्रणालय नागपूर

(त्यांना विनंती करण्यांत येते की, सोबतच्या अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात नागपूर विभागीय
पुरवणी मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे,
उपसंचालक नगर रचना, नागपूर विभाग, नागपूर व नगर रचनाकार, चंद्रपूर शाखा, चंद्रपूर यांना पाठवाव्यात.)

✓ कक्ष अधिकारी, नवि-३

यांना विनंती की, सोबतच्या अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द कराव्यात.
निवडनस्ती कार्यासन नवि-९

अधिसूचना
नगर विकास विभाग
मंत्रालय, मुंबई ४०० ०३२.
दिनांक : १६ ऑगस्ट, २००५

महाराष्ट्र
प्रादेशिक व
नगर रचना
अधिनियम,
१९६६

क्रमांक : टीपीएस- २२०२/१२६०/प्र.क्र.२/२००४/नवि-९ ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (महाराष्ट्र १९६६ चा ३७ वा) (यापुढे 'उक्त अधिनियम' असे संबोधिलेला) च्या कलम २३ (१) मधील तरतुदीनुसार बल्लारपूर नगरपरिषदेने (यापुढे 'उक्त नगरपरिषद' असे संबोधले आहे) बल्लारपूर नगरपरिषद हद्दीतील संपूर्ण क्षेत्राकरिता व वाढीव हद्दीच्या क्षेत्राकरिता विकास योजना तयार करण्याचा इरादा (यापुढे 'उक्त विकास योजना' असे संबोधले आहे) ठराव क्र. ३१ दिनांक १५.११.१९९३ अन्वये जाहीर केला त्याबद्दलची सूचना दिनांक १०.६.१९९३ अन्वये महाराष्ट्र शासनाच्या राजपत्रात नागपूर विभाग, भाग-१ पुरवणीमध्ये पृष्ठ क्रमांक ७७ वर प्रसिध्द झाली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २३ अन्वये प्रसिध्द केलेल्या 'सूचनेच्या' तारखेपासून दोन वर्षांच्या आत अथवा राज्य शासनाने वेळोवेळी वाढवून दिलेल्या मुदतीच्या आत उक्त अधिनियमाच्या कलम २६(१) नुसार उक्त नगरपरिषदेने उक्त विकास योजनेचे प्रारूप तयार करुन त्याबद्दलची सूचना महाराष्ट्र शासनाच्या राजपत्रात आणि अन्य विहित मार्गाने प्रसिध्द करणे आवश्यक होते;

आणि ज्याअर्थी, शासनाने अधिसूचना क्र. टीपीएस-२२९९/१७१९/प्र.क्र.१७/२०००/नवि-९, दिनांक २७.४.२००० अन्वये शासनास प्रदत्त शक्तींचा वापर करुन सदरहू मुदत दिनांक १६.६.२९९५ ते दिनांक ३०.४.१९९९ या कालावधीसाठी वाढवून दिली आहे;

आणि ज्याअर्थी, उक्त नगरपरिषदेने त्यांच्याकडील पत्र दिनांक २८.७.२००५ अन्वये उक्त अधिनियमाच्या कलम २६(१) च्या तरतुदीनुसार उक्त विकास योजना तयार करुन त्या संबंधातील सूचना महाराष्ट्र शासन राजपत्रामध्ये आणि अन्य विहित मार्गाने प्रसिध्द करण्याकरिताची मुदत दिनांक १.५.१९९९ ते ३०.९.१९९९ या दिवसापर्यंत वाढवून देण्याबाबत शासनास विनंती केली आहे;

आणि ज्याअर्थी, उक्त विकास योजना तयार करुन त्याबद्दलची सूचना महाराष्ट्र शासन राजपत्रामध्ये आणि अन्य विहित मार्गाने प्रसिध्द करण्याकरिता लागलेल्या कालावधीस दिनांक १.५.१९९९ ते दि. ३०.९.१९९९ पर्यंत मुदत वाढविणे आवश्यक आहे असे राज्य शासनाचे मत झाले आहे;

त्याअर्थी, आता संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करुन उक्त अधिनियमाच्या कलम २६(१) च्या तरतुदीनुसार राज्य शासन याद्वारे उक्त विकास योजना तयार करुन त्याबद्दलची सूचना शासन राजपत्रामध्ये आणि अन्य विहित मार्गाने प्रसिध्द करण्याचा कालावधी दिनांक १.५.९९ ते ३०.९.९९ पर्यंत वाढवीत आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने.

मनोहर भार्गवे
(मनोहर भार्गवे)
कार्यासन अधिकारी

NOTIFICATION
URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032.

Dated:- 16th August, 2005

Maharashtra
Regional &
Town
Planning
Act.1966

No. TPS-2202/1260/CR-2/2004/UD-9 Whereas, the Ballarpur, Municipal Council (hereinafter referred to as 'the said Municipal Council') by its Resolution No. 31 dated 15.11.1993 has declared its intention under Section 23(1) of Maharashtra Regional & Town Planning Act. 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as 'the said Act') to prepare a Development Plan for the entire area & additional area within its jurisdiction (hereinafter referred to as 'the said Development Plan') and the notice thereof is published in the Nagpur Division, Part I supplement of Maharashtra Government Gazette dated 10.6.1993 on Page No.77;

And whereas, in accordance with the provisions of sub section (1) of Section 26 of the said Act, the said Municipal Council has to prepare the Draft Development Plan and publish a notice thereof in the Official Gazette and in other prescribed manner not later than two years from the date of notice published under Section 23 of the said Act or within the period extended by the State Government;

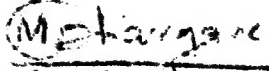
And whereas, the Govt. of Maharashtra has extended the period for publication of the said Development Plan under Section 26 from 16.6.1995 to 30.4.1999;

And whereas, the said Municipal Council by its letter dated 28.7.2005 has requested the Government to extend the period from 1.5.1999 for preparation of the said Development Plan and publish a notice of such preparation in the Official Gazette in the prescribed manner upto and inclusive of 30.9.1999 under the provision of sub section (1) of Section 26 of the said Act;

And whereas, the Government of Maharashtra is of the opinion that it is expedient to extend the period for the preparation and publication of the said plan in the Official Gazette and other prescribed manner from 1.5.1999 to 30.9.1999;

Now, therefore, in exercise of the powers conferred by the provision of sub section (1) of Section 26 of the said Act, the Government of Maharashtra after consulting the Director of Town Planning, Maharashtra State, Pune hereby extends the period for preparation of the said Development Plan and publication of a notice of such preparation in the Official Gazette and in other prescribed manner from 1.5.1999 to 30.9.1999.

By order and in the name of Governor of Maharashtra.


(Manohar Bhargave)
Section Officer

NOTIFICATION
GOVERNMENT OF MAHARASHTRA .
URBAN DEVELOPMENT DEPARTMENT
Mantralaya, Mumbai-400 032.
Dated : 16 th August, 2005

Maharashtra
Regional &
Town Planning
Act, 1966

No. TPS-2202/1260/C.R.2(A)/2004/UD-9 Whereas, Ballarpur Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority within the jurisdiction, has submitted the Draft revised Development Plan of Ballarpur (R+AA) (hereinafter referred to as the 'said Development Plan') to the State Government under sub-section (1) of Section 30 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the 'said Act') on 1.10.2001

And whereas, in accordance with the provisions of sub-section (1) of the Section 31 of the said Act, the said Development Plan is required to be sanctioned by Government not later than one year from the date of receipt of the said Development Plan from the Planning Authority;

And whereas, the Government has decided to extend the time limit for sanctioning the said Development Plan under Section 31 (1) of the said Act from 1.10.2002 upto and inclusive of 16.8.2005.

Now therefore, In exercise of the powers conferred under the provisio of sub-section (1) of Section 31 of the said Act, the Government of Maharashtra hereby extends the period for according sanction to the said Development Plan upto and inclusive of 16.8.2005.

By order & in the name of Governor of Maharashtra.


(Manohar Bhargave)
Section Officer

NOTICE
GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai-32.
Dated : 16 August, 2005

No. TPS-2202/1260/C.R.2(C)/2004/UD-9

Maharashtra
Regional &
Town
Planning Act,
1966

Whereas, Ballarpur Municipal Council (hereinafter referred to as **the said Municipal Council**) by its Resolution No.31, dated 15.1.1993 made a declaration under Section 38 read with Section 23 (1) of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as **the said Act**) of its intention to revise the sanctioned Development Plan of the entire area within its jurisdiction and the notice of the said declaration was published in the Maharashtra Government Gazette, Part I, Nagpur Division supplement dt. 10.6.1993 on page No.77;

And whereas, the said Municipal Council, after carrying out survey of the entire area within its jurisdiction, prepared and published a draft Revised Development Plan of Ballarpur (hereinafter referred to as **the said Development Plan**) on 29.4.1999 and published a notice to that effect in Maharashtra Government Gazette, Part IA, Nagpur Division supplement dated 30.9.1999 on Page No.117,118 in accordance with the provisions of sub-section (1) of Section 26 of the said Act;

And whereas, the said Municipal Council, after considering the suggestions and objections received by it from public, modified the said Development Plan in accordance with the provisions of Section 28 of the said Act, and submitted the said Development Plan to the State Government under sub-section (1) of Section 30 of the said Act on 1st October,2001;

And whereas, the Government of Maharashtra in Urban Development Department vide its notification No. TPS..2202/1260/C.R.2(B)/2004/UD-9, DT. 16.8.2005 has sanctioned the part of the said Development Part of Ballarpur excluding some part as shown on plan (numberd as EP-1, EP-2 etc.) in Orange colour (hereinafter referred to as **the said Excluded Part**);

And whereas, the Government of Maharashtra has proposed certain modifications in the said Excluded Part of the Development Part of Ballarpur which are considered to be of substantial nature;

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby :

(a) gives a notice announcing its intention to make certain modifications in the said Excluded Part of Development Plan of Ballarpur as described in the Schedule appended hereto,

(b) directs that, the copy of the plan showing proposed modifications in the said Excluded Part of Ballarpur should be kept open for public inspection on all working days in the office of

i) Chief Officer, Municipal Council, Ballarpur.

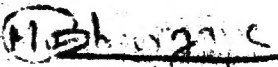
ii) The Deputy Director of Town Planning, Nagpur Division, Nagpur.

(c) invites suggestions and objections from any person in respect of proposed modifications within a period of 60 days from the date of publication of this notice in Maharashtra Government Gazette. Any suggestion/objection shall be addressed to the Deputy Director of Town Planning, Nagpur Division, Nagpur, Room No.108/109, First Floor, Old Secretariat Building, Civil Lines, Nagpur-440 001 with a copy to the Principal Secretary, Urban Development Department, Mantralaya, Mumbai,

(d) appoints The Deputy Director of Town Planning, Nagpur Division, Nagpur as an Officer under sub-section (2) of Section 31 of the said Act,

(e) the Officer i.e. the Deputy Director of Town Planning, Nagpur Division, Nagpur is directed to hear any such person in respect of suggestions and objections received by him in the stipulated period and to submit his report thereon to State Government.

By order & in the name of Governor of Maharashtra.


(Manohar Bhargave)
Section Officer

Development Plan of Ballarpur (R+AA)
Accompaniment of Government Notice
No.TPS-2202/1260/C.R.2 (B)/2004/UD-9,
Dated 16 August, 2005

Schedule of Modification

Sr. No.	Modification No.	Site /Survey No.	Proposed reservation/Allocation of land use published u/s -26 of M.R. & T.P. Act,1966 by Municipal Council, Ballarpur	Proposed reservation/Allocation of land use submitted u/s -30 of M.R. & T.P. Act,1966 by Municipal Council, Ballarpur	Modification sanctioned by Govt. u/s.-31(1) of M.R. & T.P. Act,1966.
1.	M-1	Site NO.4	Market	Site No.4 is deleted & included in Residential Zone	Site No.4 is reinstated as per Plan Published u/s 26
2	M-2	Forest Land	Forest Land	Land under forest is deleted & included in Residential Zone.	Land under forest zone is reinstated as per Plan Published u/s -2 6
3	M-3	Site No.109	Shopping Center	Deleted & included in residential zone	Site No.109 Shopping Center is reinstated as per Plan published under Section -26.
4.	M-4	Site No.88	Play Ground	Site No.88 is deleted and included in Residential Zone	Site No.88 Play Ground is reinstated as per Plan Published u/ S -26.
5.	M-5	Site No.56 Site No.57 Site No.58 Site No.59	Rural Hospital Shopping Center Play Ground Primary School	Site No.56 to 59 are deleted & included in Residential Zone	Site No.56 to 59 are reinstated as per Plan Published u/s -26
6.	M-6	S.No.44/1 G-2	Sawmill	Eastern portion of sawmill is included in Commercial Zone.	Eastern portion of sawmill is reinstated as per Plan published u/s 26..
7	M-7	Site No.92	Cultural welfare Center	Site No.92 is deleted & included in Residential Zone.	Site No.92 is reinstated as per Plan published u/s 26.
8	M-8	Site No.69	Govt. Building	Site No.69 is partly deleted & included in Residential Zone	Site No.69 is reinstated with change in designation as "Govt. Offices"
9.	M-9	Site No.72	Play Ground	Site No.72 Play Ground is deleted & included in Residential Zone.	Site No.72 is reinstated as "Play Ground" as per Plan Published u/s -26
10	M-10	Site No.3	Parking	Site No.3 is deleted & included in Residential Zone	Southern portion of Site No.3 Parking is deleted & remaining portion is reinstated for "Parking" Site No.3 as shown on Plan.

11	M-11	Site No.70	Housing for Dishoused	Site no 70 is deleted and is included in Residential Zone.	Site no.70 is reinstated as per Plan published u/s -26
12	M-12	Site No.36	Primary School	Site No.36 is deleted & included in Residential Zone	Western Portion of Site No.36 Area 0.06 Hect is deleted and remaining area is reinstated as per Plan published u/s -26.
13	M-13	Site No.45	Stadium	Site No.45 is partly deleted and included in Residential Zone	Deleted portion of this Site No.45 is reinstated as per Plan published u/s 26
14	M-14	--	Proposed 9 mt. Wide Road on the East side of Site No.44	Existing 9 mt. Wide Road to the Eastern side of Site No.44 is deleted and the area so released is included in Residential Zone.	Existing 9 mt. Wide Road along the Easter side of Site No.44 is reinstated as per Plan Published u/s.26
15	M-15	Site No.55	Recreation Ground	Site No.55 is deleted and included in Residential Zone.	North south strip of land from East side of Site No.55 is deleted and included in Residential Zone shown on Plan. Remaining area of site No.55 is reinstated as per Plan Published u/s 26
16	M-16	---	15 mt. Wide Road adjacent to site no.71	15 mt. Wide Road adjacent to site no.71 is deleted	15 mt. Wide Road is reinstated as per Plan published u/s-26
17	M-17	Site No.97	Petty shops	Site no. 97 is deleted and included in Residential Zone	Site no.97 is reinstated as per Plan published u/s-26
18	M-18	---	18 mt. Wide Road adjacent to Kh. No.31/41 & 31/49	Width of 18 mt. Road adjacent to Kh.no.31/41, 31/49 is reduced to 9 mt.	Width of 18 mt. Road adjacent to Kh.no.31/41, 31/49 is reinstated as per Plan published u/s-26
19	M-19	DCR	Circular for flour mill is inserted	Circular for flour mill is inserted	Provision as submitted in Development Control Regulations is deleted and the following provision is added at the new sr.no.14 of Appendix - G-1 (14) Flour mill in a separate building of ground floor only and having electric power supply not more than 7.5K.W.
20.	M-20	Development Control Regulations	Directives for installation of water heating system is inserted	Directives for installation of water heating system is inserted	Instead of inclusion of regulation in the form of circular a new regulation no.29 is allotted to this regulation. Contents /Details of this Regulation will be as per D.C.R. submitted u/s-30

21	M-21	D.C.R.	Directives/Circular for quarrying and mining operations is inserted	Directives/Circular for quarrying and mining operations is inserted	Instated of inclusion of regulation in the form of circular a new regulation no.30 is allotted to this regulation . Contents /Details of this Regulation will be as per D.C.R. submitted u/s-30
22	M-22	D.C.R.	Regulation regarding Service industries class-A permitted under R-2 Zone as given on page no.52 of D.P. Report	Regulation regarding Service industries class-A permitted under R-2 Zone as given on page no.52 of D.P. Report	Submitted regulation are elaborated as given below which are inserted as Rule no.5-A in Appendix-G -4(I) ⊕

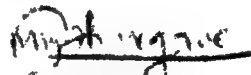
⊕ In the Armexture G-4 (XII) following is added

⊕ Rule No.5-A	Manufacturing of Ice Candy	7.5 k.w.	9 persons	50 sq. met	
57	Screen Printing	Power required for domestic Purpose	---	---	---
58	Computer processing	As above	---	---	---
59	Lamination machine	As above	---	---	---
60	Xerox Machine	As above	---	---	---

23	M-23	D.C.R.	Circular of Gas Godown permission in No Development Zone at page no.52 is inserted	Circular of Gas Godown permission in No Development Zone at page no.52 is inserted	Instead of inclusion of Regulation in the form of circular it should be inserted at sr.no.9 in Appendix G (6) (9) L.P.G. Gas godown subject to the condition as mentioned on page no.52 of D.P. Report . In sr.no.(ii) "F.S.I." word is replaced by built-up area .
24	M-24	D.C.R.	Directives for Accommodation Reservation is inserted in the form of circular on page no.53 of D.P. Report.	Directives for Accommodation Reservation is inserted in the form of circular on page no.53 of D.P. Report.	This Regulation regarding the development of sites reserved in the Development Plan through Accommodation Reservations as submitted by Municipal Council on page no.53 of D.P. Report is replaced with certain modification to suit the local conditions as given below as regulation no.32. Regulation No.32- (I) In sr.No.1 coloum No.4 following New Sr.No. 3 is added (३) एकावेळी वरील ब -१ अथवा ब-२ यापैकी एकाच

25	M-25	D.C.R.	Convenience Shopping to be permitted in purely Residential Zone.	Convenience Shopping to be permitted in purely Residential Zone.	Regulation regarding Convenience Shopping to be permitted in purely Residential Zone are given in the form of circular on page no.60 of D.P.Report, the same is modified and is linked with D.C.R. along with following modifications. Following new entry shall be added as Sr.No.9 of Appendix-G-1 (9) Petty convenience Shops for domestic need of upto 6 sq.mt. in area & facing Road width not less than 6 mt. eg. Pan shops, Tobacconist, cloth pressing establishment & small laundry, Damer, Tailor, Groceries, Confectionery & other General Provisions, and Barber, Bicycle (Hire & repair) Vegetable & Fruit Stall, Dairy, Floweriest, Bangles & other Articals needed by women, Flour mills up to 5 H.P. Small Wood Cole & Fuel merchants, Books and Stationery etc.
26	M-26	D.C.R.	-	-	Following sub rule No. 'c' is added next to Rule No.20.3.2 Commercial Building 20.3.2 (c) – Ground coverage shall not exceed 1/3 rd of net Plot area and Built-up Area on all floors shall not exceed the net plot area
27	M-27	D.C.R.	--	--	Following sub rule No.(a) is added at the end of Rule No.20.3.3 Public Semi Public building 20.3.3 (a) – For any of the above types of building built-up area on all floors shall not exceed the net plot area .
28	M-28	D.C.R.	--	--	Sub rule is added at the end of rule No.5.1 (e) as follows :- (XII) Give particulars of the parking provided, and required under regulations no.21.
29	M-29	D.C.R.	Regulation No.9.4	Regulation No.9.4	Regulation No.9.4 of D.C.R. is deleted
30.	M-30	S.No.195 (pt), 197 (pt)	N.D.Z.	N.D.Z.	Included in Residential Zone as shown on Plan.
31	M-31	Site No.30	Play Ground	Play Ground	Designation of this site is changed as "Primary School & Play Ground"

32	M-32	Site No.67	Library	Library	Designation of this site is changed as " Cultural Center and library.
33	M-33	Development Plan index	Congested /Semi congested area Boundry	Congested /Semi congested area Boundry	The word "Semi congested " is deleted from Index of D.P. & from Chapter XIII of D.P.Report (i.e. D.C.R.)



(Manohar Bhargave)
Section Officer

NOTIFICATION
GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai-32.
Dated : 16 August, 2005

Maharashtra
Regional &
Town Planning
Act, 1966

No. TPS-2202/1260/C.R.2(B)/2004/UD-9

Whereas, the Ballarpur Municipal Council (hereinafter referred to as **the said Municipal Council**) by its Resolution No.31, dated 15.1.1993, made a declaration under Section 38 read with sub-section (1) of Section 23 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as **the said Act**) of its intention to revise the sanctioned Development Plan for the entire area within its jurisdiction and the notice of the said declaration was published in the Maharashtra Government Gazette Part-I, Nagpur Division supplement, dated 10th June, 1993 on page No. 77;

And whereas, the said Municipal Council, after carrying out survey of the entire area within its jurisdiction, prepared and published Draft Revised Development Plan of Ballarpur (R+AA) (hereinafter referred to as **the said Development Plan**) on 29.4.1999 and published a notice to that effect in the Maharashtra Government Gazette, Part I-A, Nagpur Division supplement dated 30.9.1999 on page No.117,118 in accordance with the provisions of sub-section (1) of Section 26 of the said Act;

And whereas, the said Municipal Council, after considering the suggestions and objections by it from the public, modified the said Development Plan in accordance with the provisions of Section 28 of the said Act and submitted the said Development Plan to the State Government under sub-section (1) of Section 30 of the said Act on 1st October, 2001;

And whereas, in accordance with the provisions of sub-section (1) of Section 31 of the said Act, the said Development Plan is required to be sanctioned not later than one year from the date of receipt of such plan from the Planning Authority or within such further period as the Government may decide;

And whereas, in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act, the State Government of Maharashtra by its Notification, Urban Development Department, No.TPS-2202/1260/C.R.2(A)/2004/UD-9, dated 16.8.2005 has extended the period of sanctioning the said Development Plan for further period upto and inclusive of 16.8.2005;

And whereas, in accordance with provisions of sub-section (1) of Section 31 of the said Act, the State Government after examining the proposals of the said Development Plan and after consulting the Director of Town Planning, Maharashtra State, Pune, decided to sanction the said Development Plan in part with

modifications and excluding the part shown on the said Development Plan (hereinafter referred to as **the said excluded part**);

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and of all other powers enabling it in that behalf the Government of Maharashtra hereby;

(a) sanctions part of the said Development Plan of Ballarpur as submitted under Section 30 subject to the modifications mentioned in the schedule enclosed herewith and shown in Orange verge on the said Development Plan and excluding the said excluded part shown bounded also in Orange verge and numbered as EP-1, EP-2 etc.

(b) fixes the **1.10.2005** to be the date on which final Development Plan of Ballarpur (excluding the said excluded part of the Development Plan) shall come into force.

Note : i) The aforesaid final Development Plan of Ballarpur(excluding the said excluded part) as sanctioned by the State Government with modifications shown in Orange verge shall be kept open for inspection by public during working hours on all working days for a period of one month in the office of the Ballarpur Municipal Council.

ii) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the final Development Plan.

iii) Draftsman s errors which are required to be corrected as per actual situation on site/or as per survey records, sanctioned layout etc. shall be corrected by the Chief Officer, Municipal Council, Ballarpur after due verifications and with prior approval of Director of Town Planning, Maharashtra State, Pune.

iv) The reservation/allocations which have not appeared in Schedule of Modifications and Schedule of proposed Modifications are hereby sanctioned for the respective purposes as designated in the Development Plan.

v) Those open spaces from sanctioned layouts that are earmarked as existing open spaces (in Green colour) on Development Plan shall be treated as Residential Zone.

vi) The private or rental premises designated in Public-Semipublic Zone will continue to be in this zone as long as Public-Semipublic user exists, otherwise those lands shall be considered to be included in the adjoining major use zone.

vii) Though the some lands are shown as a shopline (commercial zone) along some roads, the commercial user should be permissible only on plots having frontage on roads having width 12 m. or more in non-congested area and 9 m. or more in congested area.

By order & in the name of Governor of Maharashtra.


(Manohar Bhargave)
Section Officer

Development Plan of Ballarpur (R+ A.A.)

Accompaniment of Government Notice No. TPS-2202/1260/C.R.2(C)/UD-9,
 Dated 16TH August, 2005

Schedule Modifications of substantial Nature.

Sr. No.	Excluded Portion No.	Site No./S.no.	Proposed reservation/all ocation of land use published u/s 26 of M.R. & T.P. Act, 1966 by Municipal Council Ballarpur	Proposed reservation/allocation of land use submitted u/s 30 of MR&TP Act 1966 by Municipal Council Ballarpur	Modification of substantial nature as proposed by Government u/s 31(1) of the MR & TP Act, 1966
1	EP-1	Site No.2	Dispensary	Site No.2 is deleted and included in Residential Zone	Site No.2 is proposed to be deleted and land so released proposed to be included in Residential Zone.
2.	EP-2	Site No.108	Shopping Centre	Site No.108 is deleted and included in Residential Zone.	Site No.108 is proposed to be deleted and included in Residential Zone.
3.	EP-3	Site No.89	Primary School	Site No.89 is deleted and included in Residential Zone.	Site No.89 is proposed to be reinstated as per plan published u/s 26.
4	EP-4	Site No.90 Site No.91	Park Weekly Market	Site No.90 & 91 are deleted and included in residential zone.	Site No.90 & 91 are proposed to be deleted & included in Residential Zone.
5	EP-5	Site No.34	Shopping Centre	Site No.34 is deleted and included in Residential Zone.	Western corner admeasuring about 0.02H is to be deleted and included in Residential Zone. Remaining area of site No.34 is to be reinstated as shown on plan
6.	EP-6	Site No.74	Civic Centre	Site No.74 is deleted and included in Residential Zone.	Site No.74 is proposed to be deleted and included in Residential Zone.
7.	EP-7	Site No.87	Garden	Site No.87 is deleted and included in Residential Zone.	Site No.87 is proposed to be deleted and included in Residential Zone.
8.	EP-8	Site No.35	Town Hall & Library	Southern portion of Site No.35 is deleted and included in Residential Zone.	Southern portion of Site No.35 is proposed to be deleted and included in Residential Zone.
9.	EP-9	Site No.73	Police Station	Site No.73 police station is to be deleted and included in Residential Zone.	Site No.73 police Station is proposed to be shifted towards South portion of Site No.49 as shown on Plan. And land released due to this shifting is included in Residential Zone.

10.	EP-10	Site No.71	Shopping Centre	Site No.71 is deleted and included in Residential Zone.	Site No.71 is proposed to be deleted and included in Residential Zone.
11.	EP-11	Site No.33	Shopping Centre	Site No.33 Shopping Centre is deleted and included in Residential Zone.	Site No.33 is proposed to be deleted and included in Residential Zone.
12.	EP-12	Site No.46	Primary School	Site No.46 is deleted and included in Residential Zone.	Site No.46 is proposed to be deleted and included in Residential Zone.
13.	EP-13	Site No.98	Municipal purpose	Site No.98 is deleted and included in Residential Zone.	Site No.98 is proposed to be deleted from Municipal purpose and is to be shown for existing play ground.
14.	EP-14	Site No.37	Fire brigade	Fire brigade	Site No.37 is proposed to be deleted and included in Residential Zone. Site No.9 Shopping Centre is to be redesignated as Fire brigade and shopping Centre.
15.	EP-15	S.No.172/3, 172/1 & 31/5 Site No.63 Park	S.No.172/3, 172/1 & 31/5 Site No.63 Park	S.No.172/3, 172/1 & 31/5 Site No.63 Park	Site No.63 Park & area designated as existing tree plantation is to be deleted and included in Residential Zone.
16.	EP-16	D.C.R.	Regulation regarding Luxury Hotels as given on page no.51 of D.P. Report	Regulation regarding Luxury Hotel as given on page no.51 of D.P. Report	These regulations are to be replaced by following new regulations. Rule No.31 Additional Built-up area for Luxury Hotel - (a) Higher Built-up area is allowed for luxury hotels in independent plots and under one establishment with a grading of three star and above as approved by Department of Tourism, Govt. of India or the State Govt. (b) Additional built-up area to be allowed should not exceed 50% of the normal built-up area allowed in such cases, provided that such extra built-up area shall be subject to payment of such premium as may be fixed from time to time by Municipal Council in consultation with D.T.P.M.S.Pune and the amount of 50% of the total Premium should be deposited to Govt. (c) Maximum area of the plot should not be less than ¼ acre i.e. 1000 sq.Mtr. in respect of hotels having 10 rooms and where the No.of rooms are more than 10, the

					plot size should be larger as may be required by the Department of Tourism. (d) No. condonation in the required open spaces, parking spaces and any other requirement of the Development Control Rules except the height.
17.	EP-17	D.C.R.			New sub rule (f) is to be added at the end of rule No.20.7.2 Sub rule- (f) = <u>Room from Electronic equipment of cellular Mobile Telecommunication system :-</u> Where permissible built-up area of any building is already consumed, the chief officer may permit the area of one room for installation of Telephone connector as per requirement of Department of Telecommunication or the companies authorised in that behalf. This area shall not be included in covered area for built-up calculation but not exceeding 20 sq. mtr. , in any case. However the permissible Built-up Area of plot is not fully consumed such benefit of treating it free from including in covered area for Built-up Area calculation shall not be given.
18.	EP-18	Site No.31-A	Primary School	Primary School	The land under reservation no. 31-A is deleted and included in adjacent site no.31 Play Ground.
19.	EP-19	Site No.95	Park	Park	South-East portion admeasuring about 60% of sit no.95 Park is proposed to be deleted and included in Residential Zone.
20.	EP-20		Existing Gandhi Vidyalay On C.T.S. No. 1071		30 M. Wide strip of land of Gandhi Vidyalya fronting to Chandrapur - Asisabad road is proposed to be reserved for shopping center as shown on plan.
21.	EP-21	D.C.R.			Following new regulation No.33 is to be added as given below:- (33)Regulation regarding commercial use of lands in the possession of the Maharashtra State Road Transport corporation.:-

					<p>Notwithstanding anything to the contrary contained in this regulations or the Development Plan/Planning Proposals, land in the possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index subject, however, to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra, Home Department, Resolution No.STC 3400/CR-148/TRA- 1, dated 1st February, 2001 as may modified from time to time.</p>
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EP- 22 - D.C.R. Following new regulation No.34 is to be added as given below :-

(34)Regulation for information technology establishment.:-

Definition:

In the context of the policy, the Information Technology Industry, industry, IT services and IT Enabled Services as defined below :-

IT Taskforce of Government of India has defined IT software as follows :-

- a) **IT Software :** IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.
- b) **IT Hardware :** IT Hardware covers approximately 150 IT products notified by Directorate of Industries.
- c) **IT Services and IT Enabled Services :** These includes various IT services and are defined by the IT Taskforce of the Government of India as follows :-

“ IT Service including IT Enabled Service is defined as any unit that provides services, that result from the use of any IT Software over a Computer System for realizing any value addition”

The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time.

2 **Height of the Room for I.T.E. :**

Notwithstanding any thing contained in these regulations, any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

3 **Covered Antenna to be Free of FSI :-**

Any covered Antenna/Dish Antenna/communication Tower will be allowed to be erected free of FSI, if it is used for Telecom (basic Cellular or Satellite Telephone) or ITE purpose which shall include equipment relating to Earth Station, V-Sat, Routes, Transponders and similar ITE related structures or equipment.

4 **I.T.E.s to be allowed in Residential Zone :-**

"Notwithstanding any thing contained in these regulations, IT/ITES on the plots/ premises fronting on roads having width more than 12.00 Mt." shall be allowed.

5 **I.T.E.s to be allowed in Industrial Zone :-**

IT/ITES shall be permitted in Industrial Zone & Services Industrial Estates on all plots fronting on roads having width more than 12.00 Mt.

6 **I.T.E.s to be allowed in No Development Zone/Green Zone earmarked in the Development Plan :-**

Development Plan of IT/ITES with ancillary residential development shall be allowed in No Development Zone subject to the following conditions: -

- (a) The total FSI shall not exceed 0.20
- (b) Residential Development shall not exceed one third of the total built up area.
- (c) Construction of ITE/Ancillary residential use may be permitted (in suitable location so as to keep as much as remaining space open) upto 20 percent on 10 percent of the area of plot. On remaining 90 percent plot, trees shall be planted at the rate of 500 trees per hectare.
- (d) Sub-division of land shall be permitted with the area of plot to be sub-divided being not less than 4000 Sq. Mt.

7 **Additional FSI to IT/I.T.E.s :-**

Subject to approval by Director of Industries, the Chief Officer may permit the Floor Spaces Indices specified in these regulations to be exceeded to the extent of 100 percent over and above the permissible FSI as (including for IT/ITES units located in No Development Zone/Green Zone/Agricultural) Zone proposed in the Development Plan or Regional Plan.

- (i) 100 percent additional FSI shall be made available to all IT/ITES units in public IT parks.
- (ii) 100 percent additional FSI shall be made available to all registered IT/ITES units located in private IT parks approved by the Director of Industries.
- (iii) Permission for erecting towers and antenna upto the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself.

8 General Terms/Conditions applicable for Development of IT/ITES units :

- (i) Additional FSI to IT/ITES would be available only upon full utilization of basic admissible FSI.
- (ii) Additional FSI to IT/ITES would be available to IT/ITES parks duly approved by the Director of Industries.
- (iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25 percent of the present day market value of the land under reference as indicated in the Ready Reckoner.
- (iv) 25 percent the total premium shall be paid to the Government and remaining 75 percent amount shall be paid to the Ballarpur Municipal Councils.
- (v) The premium so collected by the Municipal Council shall be primarily used for development/upgradation of all sites infrastructures required for IT/ITES park and the utilization of this premium shall be monitored by the empowered committee.
- (vi) In the event, the developer comes forward for provision of such of site infrastructure at his own cost, then the Municipal Council Ballarpur shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works, the said Municipal Council Ballarpur shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the Municipal Council Ballarpur.
- (vii) Users/Services ancillary to the IT/ITES While developing site for IT/ITES with additional FSI, users ancillary to the principal user as may be approved by the Directorate of Industries shall also be allowed.
- (viii) No condonation in the required open spaces, parking and other Requirements prescribed in the regulations shall be allowed in case of such additional FSI.

EP-23 Following new regulation No.35 is to be added as given below
(35) Regulation to provide facilities for physically Handicapped persons .

1. DEFINITIONS :

- 1.1 Non-ambulatory Disabilities :- Impairments that, regardless of cause or manifestation for all practical purposes, confine individuals to wheelchairs.
- 1.2 Semi-ambulatory Disabilities :- Impairments that cause individuals to walk with difficulty or incurty individuals using braces or crutches, amputees, arbritics, spastics and those with pulmonary and cardiac ills may be semi-ambulatory.
- 1.3 Hearing Disabilities :- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 1.4 Sight Disabilities :- Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 1.5 Wheel Chair :- Chair used by disabled people for mobility. The standard size at wheelchair shall be taken as 1050 mm x 750 mm.

2. SCOPE

These bye-laws are applicable to all buildings and facilities used by the public. It does not apply to private and public residence.

3. SITE DEVELOPMENT

Level of the road, access paths and parking areas shall be described in the plan along with specification of the materials.

3.1 Access path/walk way: Access path and plot entry and surface and parking to building entrance shall be minimum of 1800 mm wide. Every surface without any steps, slope, if any, shall not have gradient greater than 1:12. Selection of floor material shall be made suitably to attract or to guide visually impaired persons. Limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Appendure-1). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend in with the level.

3.2 Parking: - For parking of vehicles of handicapped people, the following provisions shall be made:

- a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with minimum dimensions of 3.6 meter from building entrance.
- b) The width of parking bay shall be minimum 3.6 meter.
- c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- d) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

4. BUILDING REQUIREMENTS

The specified facilities for the buildings for physically handicapped persons shall be as follows:-

1. Approach to plinth level
2. Corridor connecting the entrance text for the handicapped
3. Stair-ways
4. Lift
5. Toilet
6. Drinking water

4.1 Approach to plinth level: Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

- 4.1.1 Ramped Approach : Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800 mm. With maximum gradient 1:12 length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.
- 4.1.2 Stepped Approach : For stepped approach, size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrail on both sides of the stepped approach similar to the ramped approach.
- 4.1.3 Exist/Entrance Door : Minimum clear opening of the entrance door shall be 900 mm and it shall not be provided with a step that obstructs the passage of a wheelchair user. Threshold shall not be raised more than 12 mm.
- 4.1.4 Entrance Landing : Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (to coloured floor material whose colour and brightness is consciously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor materials" (Annexure-1). Finishes shall have a non slip surface with a texture traversable by a wheelchair. Curbs wherever provided should be end to a common level.
- 4.2 Corridor connecting the entrance/exit for the handicapped : The corridor connecting the entrance/exit of handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:
- Guiding floor materials shall be provided on slopes that emit sound to guide visually impaired persons.
 - The minimum width shall be 1500 mm.
 - In case there is a difference of level slope ways shall be provided with a slope of 1:12.
 - Hand rails shall be provided for ramps/slope ways.
- 4.3 Stair-ways : One of the stair-way near the entrance/exit for the handicapped shall have the following provisions :-
- The minimum width shall be 1350 mm.
 - Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
 - Maximum number of risers on a flight shall be limited to 12.
 - Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight or steps.
- 4.4 Lifts : Wherever lift is required as per bye-law, provisions of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.
- | | |
|----------------------|---------|
| Clear internal depth | 1100 mm |
| Clear internal width | 2000 mm |
| Entrance door width | 900 mm |
- A handrail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.
 - The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.
 - The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 Meter Sec.

- 4.1.1 Ramped Approach : Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800 mm. With maximum gradient 1:12 length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.
- 4.1.2 Stepped Approach : For stepped approach, size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrail on both sides of the stepped approach similar to the ramped approach.
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- 4.1.4 Entrance Landing : Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (to coloured floor material whose colour and brightness is consciously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor materials" (Annexure-1). Finishes shall have a non slip surface with a texture traversable by a wheelchair. Curbs wherever provided should be end to a common level.
- 4.2 Corridor connecting the entrance/exit for the handicapped : The corridor connecting the entrance/exit of handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:
- Guiding floor materials shall be provided on the floor that emit sound to guide visually impaired persons.
 - The minimum width shall be 1500 mm.
 - In case there is a difference of level slope ways shall be provided with a slope of 1:12.
 - Hand rails shall be provided for ramps/slope ways.
- 4.3 Stair-ways : One of the stair-way near the entrance/exit for the handicapped shall have the following provisions :-
- The minimum width shall be 1350 mm.
 - Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
 - Maximum number of risers on a flight shall be limited to 12.
 - Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight or steps.
- 4.4 Lifts : Wherever lift is required as per bye-law, provisions of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.
- | | |
|----------------------|---------|
| Clear internal depth | 1100 mm |
| Clear internal width | 2000 mm |
| Entrance door width | 900 mm |
- A handrail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.
 - The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.
 - The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 Meter Sec.

- d) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.
- 4.5 Toilets : One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.
- a) The minimum size shall be 1500 mm x 1750 mm
 - b) Minimum clear opening of the door shall be 900 mm and the door shall swing out.
 - c) Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
 - d) The W.C. seat shall be 500 mm from the floor.
- 4.6 Drinking Water : Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.
- 4.7 Designing for Children : In the buildings meant for the pre-dominate use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures etc.

Annexure-1 Explanatory Note

GUIDING/WARNING FLOOR MATERIAL :

The floor material to guide or warn the visually impaired person with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas :-

- a) The access path to the building and the parking area.
- b) The land lobby towards the information board, reception, lifts, stair cases & toilets.
- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of ramp.
- e) Immediately in front of an entrance/exit and the landing.

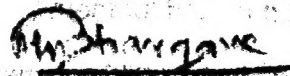
PROPER SIGNAGE:

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons makes use of other senses such as hearing and touch to compensate for the lack of vision whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired person, information board in braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any protruding signs which creates obstructions in walking. Public address system may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol marked for wheel chair as shown below the installed at the lift, toilet, stair cases, parking areas etc. that have been provided for the handicapped.

Note :- This notice / notification is available on departments web site –
www.urban.maharashtra.gov.in


(Manohar Bhargave)
Section Officer